



City of Tukwila

Allan Ekberg, Mayor

Mayor's Office – David Cline, City Administrator

The City of opportunity, the community of choice

TO: **Mayor Ekberg
Councilmembers**

FROM: **David Cline, City Administrator**

DATE: **February 27, 2019**

SUBJECT: **City Administrator's Report**

The City Administrator Report is meant to provide the Council, staff and community an update on the activities of the City and on issues that concern Tukwila. Please let me know if you have any questions or need additional information about any of the following items.

I. Intergovernmental Update

- **Sound Cities Association:** On February 19, Mayor Ekberg attended the Sound Cities Association South End Mayor's monthly meeting held at Pacific City Hall.
- **SCORE Jail:** Mayor Ekberg and City Administrator David Cline met with the leadership from Auburn, Burien, Des Moines, Renton and SeaTac to discuss SCORE Jail and the Financial Analysis Study recently conducted by BERK Consulting.
- **SeaTac-Tukwila Rotary:** Mayor Ekberg, Councilmember Robertson and City Administrator David Cline attended the February 21 SeaTac-Tukwila Rotary meeting where King County Executive Dow Constantine was the presenter.
- **Greater Seattle Chamber Meeting:** Economic Development staff participated in a meeting of economic development staff throughout King County sponsored by the Greater Seattle Chamber. The Chamber reviewed results from a survey they conducted on their role in regional economic development.
- **Opportunity Zone Marketing Collaboration:** Economic Development staff met with the staff from Burien and SeaTac to collaborate on marketing our new opportunity zones to a developer and investor conference that will be held by BisNow on March 20.

II. Staff Updates

Public Safety

- **Retail Theft Prevention Measures:** The Community Police Team is working with local retailers regarding organized retail theft incidents.
- **Retailer Incident Education Meeting:** Police Command Staff attended the Westfield Southcenter Retailer Incident Education Meeting on February 22.

Project Updates

- **42nd Ave Phase III:** Estimated Completion: March 2019
Seattle City Light is working on their private service connections and overhead to underground utility service conversion.
- **53rd Ave S:** Estimated Completion: April 2019
The contractor is focusing on finalizing electrical services to residences as well as utility work related to installing the PSE gas line. It is anticipated that the base lift of paving will be installed in the first quarter of 2019.
- **BAR Bridge Rehabilitation:** Estimated Completion: March 2019
Contractor continues to work on the sidewalk over the railroad. Shifting of the traffic lanes will take place to complete incidental expansion joint work. Construction is on schedule for completion in March.
- **Snow Response:** Public Works ran two 12-hour rotating shifts in response to the recent snow storms. The Street department was assisted by the Water, Sewer and Surface Water crews with snow and ice removal. Over 300 tons of sand and salt were utilized. Fleet provided extra service to the Street division vehicles replacing plow blades, tires and maintaining service vehicles so work could continue uninterrupted. Parks and Golf maintenance staff helped remove snow at Foster Golf Links, the Tukwila Community Center and City Hall.
- **Tukwila Village:** The Tukwila Village Community Development Association (TVCD) held its monthly board meeting on February 20. TVCD has selected Kona Kai Coffee to temporarily manage the Sullivan Center venue. TVCD and Kona Kai will negotiate a contract before the transition can take place.
- **Business License Services Transition to the Department of Revenue:** Effective March 28 the Department of Revenue's Business Licensing Service (BLS) will begin processing all City business licenses and renewals. Businesses will be able to use BLS to apply for or renew a City of Tukwila business license at the same time they apply or renew other state and local licenses. Postcards notifying businesses of the change will be mailed out to all Tukwila businesses in early March. Finance will also be setting up a kiosk so that businesses can apply for their business licenses at the front counter.

Boards and Commissions

- Arts Commission: **Vacant Positions: Positions #3 and #7 Resident.**
- Civil Service Commission: No vacancies.
- COPCAB: **Vacant Position: School District Representative and Student Representative.**
- Equity & Social Justice Commission: **Vacant Position: Student Representative.**
- Human Services Advisory Board: **Vacant Position: Position #3 Resident.**
- Landmark Commission: No vacancies.
- Library Advisory Board: **Vacant Positions: Position #7 Resident & Student Representative.**
- Lodging Tax Advisory Committee: No vacancies.
- Park Commission: **Vacant Positions: Position #4 Resident & Student Representative.**
- Planning Commission: No vacancies.

TUKWILA PUBLIC SAFETY PLAN

Monthly Update
February 28, 2019

Overall Plan

Outreach

- Team anticipates 2 events for the public in 2019, starting with a ground breaking ceremony for all Public Safety Plan Projects at the future FS51 on Saturday, March 30, 2019.

Financial Oversight Committee

- The Committee reported to council on September 4, 2018.

Siting Advisory Committee

- The Siting Advisory Committee voted to defer regular meetings as the major decisions have been made. They will meet on an as-needed basis.

Acquisition Lease Updates

- Staff secured leases with the businesses at the Justice Center site.

Disadvantaged Business Enterprise (DBE) Outreach

- A formal update was provided to the Council at the February 25, 2019 COW meeting.

Near-term Council Decisions and Key Dates

- Fire Station 51 Construction Contract (MACC) approval to Public Safety Committee and Council
- Justice Center Construction Contract (mini-MACC) approval to Public Safety Committee and Council
- Fire Station 51 building permit issuance.
- Fire Station 52 schematic design estimate to Committee and COW
- Miscellaneous Consultant Construction Observation Contract Approvals to Public Safety Committee and Council
- Justice Center Public Works Permit (sitework/utilities) issuance

Fire Stations

Siting

- With Council approval received, the team completed demolition of the single-family home on the Station 54 site.
- Team will be working on lot consolidation for Station 54 to consolidate the main parcel with the smaller parcel.

Architecture and Programming

- Architectural program has been reviewed and approved by the team.

Design and Permitting

- Concurrent review and pricing of the Schematic Design by GCCM Contractor, Lydig, and estimating consultant has been completed and was shared with Council in February 2018. Council gave approval to begin Design Development for Station 51.
- Design Development for Station 51 began mid-February; the team met meeting weekly. Design Development effort wrapped up in June, 2018 with Design Development pricing effort in July and August.
- Construction Documents phase for Station 51 were completed and distributed to the team December 20, 2018.
- Schematic Design phase for Station 52 was completed on schedule in January 2019. Estimating Station 52 Schematic Design is underway.
- Design Development for Station 52 began February 2019.
- Permitting coordination meetings with City Staff are ongoing for Station 51 and Station 52.
- Building permit for Station 51 was submitted in October. Anticipate receiving approved permit approval in February in all areas except wetlands report.
- Station 52 anticipated to be phased permitting. Pre-application for Station 52 permit was submitted in November, 2018 and the pre-application meeting for Station 52 was held in December, 2018.

Bidding and Construction

- Pre-construction services starting for Station 51 and 52 are underway.
- Lydig completed the selection of mechanical and electrical subcontractors through the Electric Contractor/Construction Management (ECCM) and Mechanical Contractor Construction Management (MCCM) selection process. Valley Electric and Johansen Mechanical Inc. were selected. With Council decision to not move forward with FS54, we cannot move forward with ECCM. MCCM method for mechanical subcontractor will provide for a consistent mechanical subcontractor for all three stations and will be able to provide critical expertise during the Design Development phase. This contract is managed by the GCCM under the pre-construction phase.
- Bidding began for 51 in January, 2019 with construction for 51 to begin late March, 2019.
- Bidding and construction phases scheduled to begin for 52 in June, 2019. Early site work is anticipated to begin in July.

Justice Center

Siting

- The City has agreements with all affected businesses on the Justice Center site.
- The City has ownership of all properties on the Justice Center site with the exception of the Travelodge. The long-vacant building between Church by the Side of the Road and the Travelodge has now been demolished. Demolition of the Travelodge began on Tuesday, February 26, 2019.

Architecture and Programming

- DLR Group's Building Program Report was submitted December 8, 2017. Program and Estimate was presented to Public Safety Committee in December and Council in January, 2018.

Design and Permitting

- DLR architects completed the Design Development phase of the project. The Design Development and budget was presented to the Council in October.
- The project team has completed the SEPA, Design Review, Conditional Use Permit and Parking Determination processes. The SEPA determination was issued in November and the Conditional Use Permit and Design Review approvals were received in December.
- DLR architects began the Construction Documents phase in October and issued the 95% Construction Documents in January. The 100% Construction Documents will be issued following receipt of construction permits.
- The project team submitted application for Public Works Permit (sitework/utilities) in November of 2018, and application for Building Permit in January of 2019.

Bidding and Construction

- BNBuilders, the selected GC/CM, started pre-construction services following Council approval of their contract on March 19, 2018.
- BNBuilders will continue to work with the team on design phases, constructability, cost estimating and scheduling throughout design and preconstruction.
- BNBuilders will release the first subcontract bid packages in late January.
- Construction scheduled to begin in April, 2019 with hazardous materials abatement and demolition of remaining buildings on the site, followed by grading and underground utilities work.

Public Works Facility

Siting

- Due diligence items related to site acquisition are complete. The assessment of existing structures is complete.
- The City has agreements with all of the businesses on the Public Works site.
- The Public Use and Necessity trial was held Friday, May 25 and the City was granted its request.
- Team will be working on lot consolidation for two of the three parcels in 2019.

Architecture and Programming

- Team solicited for Architectural services. Council approved a contract for programming and master planning services with SHKS in November, 2018.
- Master planning and programming phase began in late 2018, with regular meetings with Public Works staff. Master planning and programming is scheduled to be completed in May of 2019.

Design and Permitting

- Phase I design scheduled to begin Q2 in 2019, after council approval.

Bidding and Construction

- Phases scheduled to begin in Q4 2019.

Budget

- Based on Council direction to move forward with Station 51, Station 52, Justice Center and Public Works Facility (\$30M), team has updated the budgets. See attached.

Schedule

March 2019

- Fire Station 51 Construction Contract Approval to Public Safety Committee and Council
- Justice Center Construction Contract (mini-MACC) Approval to Public Safety Committee and Council
- Fire Station 52 schematic design estimate to Committee
- Fire Station 51 construction begins
- Fire Station 51 groundbreaking event
- Fire Station 52 parking determination received
- Fire Station 52 SEPA application submitted
- Fire Station 52 conditional use/BAR applications submitted

April 2019

- Justice Center Construction Permit (main building) issuance
- Justice Center construction begins (building demolition and hazardous materials abatement)
- Fire Station 52 design development cost estimating complete with GCCM involvement
- Fire Station 52 SEPA determination
- Public Works programming complete

May 2019

- Fire Station 52 design development cost estimating to Public Safety Committee
- Fire Station 52 construction documents begin
- Fire Station 52 conditional use/BAR public hearing
- Public Works programming and estimates to Committee and Council

June 2019

- Fire Station 51 construction complete
- Fire Station 52 design development estimate to Committee and Council
- Fire Station 52 phase 1 (grading/wall) permit submitted
- Fire Station 52 phase 1 bidding
- Public Works phase 1 design begins

July 2019

- Fire Station 51 move-in
- Fire Station 52 phase 1 (grading/wall) permit received
- Fire Station 52 phase 2 (building) permit submitted
- Fire Station 52 phase 1 Lydig contract amendment to Committee and Council

August 2019

- Public Works Phase 1 design complete
- Fire Station 52 construction documents begin
- Fire Station 52 phase 2 bidding

September 2019

- Fire Station 52 Lydig contract amendment to Public Safety Committee and Council

October 2019

- Fire Station 52 phase 2 (building) permit issued
- Fire Station 52 phase 2 construction begins
- Public Works Phase 1 construction contract approval to Public Safety Committee and Council

November 2019

- Public Works Phase 1 construction begins

December 2019

January 2020

February 2020

- Public Works Phase 1 construction complete

March 2020

- Public Works Phase 1 move-in

September 2020

- Justice Center construction complete, start move-in



**City of Tukwila - Facilities Plan
TOTAL PROJECT**

**MONTHLY Budget Report
(REVISED Budgets; D-20 Plan Adopted by Council)**

Life to Date Costs
as of February 25, 2019 (reconciled w/accruals thru Feb 15, 2019 GL)

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
COUNCIL REPORTING SUMMARY - JUSTICE CENTER							
A/E Services (both Design & CA)	\$ 3,278,125	\$ 222,875	\$ 3,500,000	\$ 3,141,729	\$ 1,990,300	\$ 358,271	\$ -
Permits/Fees	\$ 700,000	\$ -	\$ 700,000	\$ 111,317	\$ 111,317	\$ 588,683	\$ -
Construction (Pre-Con, Const & Tax)	\$ 38,738,678	\$ (11,315)	\$ 38,727,363	\$ 563,671	\$ 359,311	\$ 38,163,692	\$ -
Construction Related Costs (incl Bond)	\$ 2,112,639	\$ 170,000	\$ 2,282,639	\$ 562,398	\$ 245,520	\$ 1,720,241	\$ -
PM Services (incl Other Professional Svcs)	\$ 1,815,875	\$ 296,721	\$ 2,112,596	\$ 1,967,303	\$ 907,835	\$ 1,459,468	\$ -
Contingency (incl Construction & Project)	\$ 6,507,731	\$ (1,646,239)	\$ 4,861,492	\$ -	\$ -	\$ 4,861,492	\$ -
Contingency for Site Contamination (soils, hazmat)	\$ -	\$ 750,000	\$ 750,000	\$ -	\$ -	\$ 750,000	\$ -
Land Acquisition	\$ 14,133,295	\$ (81,042)	\$ 14,052,253	\$ 13,708,596	\$ 13,679,370	\$ 343,657	\$ -
Contingency for Land Acquisition	\$ 1,250,000	\$ 300,000	\$ 1,550,000	\$ 898,962	\$ 898,962	\$ 651,038	\$ -
TOTAL	\$ 68,536,343	\$ -	\$ 68,536,343	\$ 20,953,976	\$ 18,192,614	\$ 2,761,361	\$ 47,582,367

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
COUNCIL REPORTING SUMMARY - FIRE STATION 51							
A/E Services (both Design & CA)	\$ 1,070,000	\$ 222,781	\$ 1,292,781	\$ 1,236,572	\$ 776,125	\$ 56,209	\$ -
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits/Fees	\$ 234,000	\$ -	\$ 234,000	\$ 44,557	\$ 34,557	\$ 189,443	\$ -
Construction (Pre-Con, Const & Tax)	\$ 9,396,000	\$ -	\$ 9,396,000	\$ 165,000	\$ 99,273	\$ 9,231,000	\$ -
Construction Related Costs (incl Bond)	\$ 931,000	\$ -	\$ 931,000	\$ 163,241	\$ 80,776	\$ 767,759	\$ -
PM Services (incl Other Professional Svcs)	\$ 526,000	\$ -	\$ 526,000	\$ 344,681	\$ 127,981	\$ 181,319	\$ -
Contingency (incl Construction & Project)	\$ 1,116,000	\$ (222,781)	\$ 893,219	\$ -	\$ -	\$ 893,219	\$ -
TOTAL	\$ 13,273,000	\$ -	\$ 13,273,000	\$ 1,954,050	\$ 1,118,712	\$ 835,338	\$ 11,318,950

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
COUNCIL REPORTING SUMMARY - FIRE STATION 52							
A/E Services (both Design & CA)	\$ 1,415,000	\$ 234,222	\$ 1,649,222	\$ 1,548,449	\$ 339,878	\$ 100,773	\$ -
Land Acquisition	\$ 16,000	\$ 9,160	\$ 25,160	\$ 25,157	\$ 17,157	\$ 3	\$ -
Permits/Fees	\$ 353,000	\$ -	\$ 353,000	\$ 60,177	\$ 60,177	\$ 292,823	\$ -
Construction (Pre-Con, Const & Tax)	\$ 13,298,000	\$ 456,500	\$ 13,754,500	\$ 137,500	\$ -	\$ 13,617,000	\$ -
Construction Related Costs (incl Bond)	\$ 1,398,000	\$ (9,160)	\$ 1,388,840	\$ 393,815	\$ 16,258	\$ 995,025	\$ -
PM Services (incl Other Professional Svcs)	\$ 787,000	\$ -	\$ 787,000	\$ 532,289	\$ 198,348	\$ 254,711	\$ -
Contingency (incl Construction & Project)	\$ 1,343,000	\$ (40,722)	\$ 1,302,278	\$ -	\$ -	\$ 1,302,278	\$ -
TOTAL	\$ 18,610,000	\$ 650,000	\$ 19,260,000	\$ 2,697,387	\$ 571,640	\$ 2,125,746	\$ 16,562,613

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
COUNCIL REPORTING SUMMARY - FIRE STATION 54							
A/E Services (both Design & CA)	\$ 150,000	\$ (7,000)	\$ 143,000	\$ 132,995	\$ 131,495	\$ 10,005	\$ -
Land Acquisition	\$ 902,668	\$ 33,596	\$ 936,264	\$ 936,265	\$ 928,165	\$ (1)	\$ -
Permits/Fees	\$ 20,000	\$ -	\$ 20,000	\$ 1,517	\$ 1,517	\$ 18,483	\$ -
Construction (Pre-Con, Const & Tax)	\$ 230,000	\$ -	\$ 230,000	\$ 106,700	\$ 67,856	\$ 123,300	\$ -
Construction Related Costs (incl Bond)	\$ 50,000	\$ 1,875	\$ 51,875	\$ 33,802	\$ 22,798	\$ 18,073	\$ -
PM Services (incl Other Professional Svcs)	\$ 107,500	\$ -	\$ 107,500	\$ 106,665	\$ 86,066	\$ 835	\$ -
Contingency (incl Construction & Project)	\$ 41,832	\$ (28,471)	\$ 13,361	\$ -	\$ -	\$ 13,361	\$ -
TOTAL	\$ 1,502,000	\$ -	\$ 1,502,000	\$ 1,317,944	\$ 1,237,897	\$ 80,047	\$ 184,056

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
COUNCIL REPORTING SUMMARY - PUBLIC WORKS							
A/E Services (both Design & CA)	\$ 767,385	\$ 15,000	\$ 782,385	\$ 318,882	\$ 65,640	\$ 463,503	\$ -
Land Acquisition	\$ 22,000,046	\$ 3,386,413	\$ 25,386,459	\$ 25,358,693	\$ 25,344,993	\$ 27,666	\$ -
Permits/Fees	\$ 110,000	\$ (20,000)	\$ 90,000	\$ -	\$ -	\$ 90,000	\$ -
Construction (Pre-Con, Const & Tax)	\$ 4,950,000	\$ (1,895,000)	\$ 3,055,000	\$ -	\$ -	\$ 3,055,000	\$ -
Construction Related Costs (incl Bond)	\$ 529,036	\$ (416,293)	\$ 112,743	\$ 65,643	\$ 50,471	\$ 47,100	\$ -
PM Services (incl Other Professional Svcs)	\$ 668,426	\$ (348,426)	\$ 320,000	\$ 279,832	\$ 135,215	\$ 40,168	\$ -
Contingency (incl Construction & Project)	\$ 975,107	\$ (721,694)	\$ 253,413	\$ -	\$ -	\$ 253,413	\$ -
TOTAL	\$ 30,000,000	\$ -	\$ 30,000,000	\$ 26,023,050	\$ 25,596,319	\$ 426,731	\$ 3,976,950

TUKWILA PUBLIC SAFETY PLAN

